



General Assembly

January Session, 2005

**Committee Bill No. 6431**

LCO No. 4362

\* \_\_\_\_\_HB06431PD\_\_\_\_\_040105\_\_\_\_\_\*

Referred to Committee on Select Committee on Housing

Introduced by:  
(HSG)

***AN ACT CONCERNING THE DISPOSAL OF HOUSING PROJECTS BY  
HOUSING AUTHORITIES.***

Be it enacted by the Senate and House of Representatives in General  
Assembly convened:

1       Section 1. Section 8-64a of the general statutes is repealed and the  
2       following is substituted in lieu thereof (*Effective October 1, 2005*):

3       (a) No housing authority which receives or has received any state  
4       financial assistance may sell, lease, transfer or destroy, or contract to  
5       sell, lease, transfer or destroy, any housing project or portion thereof in  
6       any case where such project or portion thereof would no longer be  
7       available for the purpose of low or moderate income rental housing as  
8       a result of such sale, lease, transfer or destruction, except the  
9       Commissioner of Economic and Community Development may grant  
10      written approval for the sale, lease, transfer or destruction of a housing  
11      project if the commissioner finds, after a public hearing, that (1) the  
12      sale, lease, transfer or destruction is in the best interest of the state and  
13      the municipality in which the project is located, (2) an adequate supply  
14      of low or moderate income rental housing exists in the municipality in  
15      which the project is located, (3) the housing authority has developed a  
16      plan for the sale, lease, transfer or destruction of such project in

17 consultation with the residents of such project and representatives of  
18 the municipality in which such project is situated and has made  
19 adequate provision for said residents' and representatives'  
20 participation in such plan, and (4) any person who is displaced as a  
21 result of the sale, lease, transfer or destruction will be relocated to a  
22 comparable dwelling unit of public or subsidized housing in the same  
23 municipality or will receive a tenant-based rental subsidy and will  
24 receive relocation assistance under chapter 135. The commissioner  
25 shall consider the extent to which the housing units which are to be  
26 sold, leased, transferred or destroyed will be replaced in ways which  
27 may include, but need not be limited to, newly constructed housing,  
28 rehabilitation of housing which is abandoned or has been vacant for at  
29 least one year, or new federal, state or local tenant-based or project-  
30 based rental subsidies. The commissioner shall give the residents of the  
31 housing project or portion thereof which is to be sold, leased,  
32 transferred or destroyed written notice of said public hearing by first  
33 class mail not less than ninety days before the date of the hearing. Said  
34 written approval shall contain a statement of facts supporting the  
35 findings of the commissioner. This section shall not apply to the sale,  
36 lease, transfer or destruction of a housing project pursuant to the terms  
37 of any contract entered into before June 3, 1988. This section shall not  
38 apply to phase I of Father Panik Village in Bridgeport, Elm Haven in  
39 New Haven, Pequonock Gardens Project in Bridgeport, Evergreen  
40 Apartments in Bridgeport, Quinnipiac Terrace/Riverview in New  
41 Haven, Dutch Point in Hartford, Southfield Village in Stamford and,  
42 upon approval by the United States Department of Housing and  
43 Urban Development of a HOPE VI revitalization application and a  
44 revitalization plan that includes at least the one-for-one replacement of  
45 low and moderate income units, Fairfield Court in Stamford.

46 (b) The commissioner shall adopt regulations, in accordance with  
47 the provisions of chapter 54, establishing criteria to be used in granting  
48 an approval under subsection (a) of this section.

This act shall take effect as follows and shall amend the following sections:
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Section 1	<i>October 1, 2005</i>	8-64a
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***HSG***      *Joint Favorable C/R*      PD

***PD***      *Joint Favorable*